

## **9-01.03-90 Institutional Public Zone (IP)**

### **A. Purpose**

The IP zoning district provides for major institutional and government activities such as schools, public parks, government offices utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

### **B. Permitted Uses**

All uses in the IP Zone are reviewed as a Conditional Use.

### **C. Conditional Uses**

The following uses are permitted as conditional uses provided such uses meet the conditional use standards and are approved in accordance with Section 9-01.06:

1. Government offices, including but not limited to postal stations, administrative offices, police and fire stations.
2. Public use buildings, including but not limited to libraries, museums, community centers, and senior centers.
3. Cemeteries and crematory mausoleums.
4. Public recreational facilities, including but not limited to parks, playfields, golf courses, and sport and racquet courts.
5. Public and private schools providing education at the preschool level or higher, excluding commercial trade schools.
6. Public and private utilities, including but not limited to telephone exchanges, electrical substations, gas regulator stations, treatment plants water wells and public works yards.
7. Radio, television and similar communications stations, including transmitters and wireless communication towers.
8. Dwelling unit, including a manufactured home for one (1) security person employed on the premises and their immediate family, and other forms of residence normally associated with a conditional use, as determined by the Planning Commission.

### **D. Prohibited uses**

The following use(s) are expressly prohibited:

1. Private lodges, fraternal organizations, country clubs, and other similar clubs.

### **E. Dimensional Standards**

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement existing on or after the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Variances, Section 9-01.08.

#### **1. Lot Dimensions**

Except as other wise provided, no minimum lot areas or dimensions are required.

#### **2. Setbacks**

Except as otherwise provided in Section 9-01.05, the minimum required setbacks in the IP zone shall be:

- a. Front yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.
- b. Side yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.
- c. Rear yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.

#### **3. Height**

Except as otherwise provided, or as otherwise determined by the Planning Commission the maximum height of buildings in the IP zone shall be thirty-five (35) feet, except that structures within one hundred (100) feet of a residential zone shall be limited to the average height of surrounding uses in that zone.

F. Development Standards

All development in the IP zone shall comply with the following standards where relevant:

1. Off-street parking in compliance with Section 9-01.04-50
2. Signs in compliance with Section (Ordinance 804)
3. Site development review in compliance with Section 9-01.10-10